



Wyoming, 39 Orange Parade

Character Home with Potential

This brick and tile residence offers great ease with all the essential amenities close by in the increasingly popular suburb of Wyoming. The property sits on a sundrenched 550sqm block and is being offered for sale for the first home in 50 years. Ideal for, first home buyers, tradies or investors.

Offering opportunities to add value in the future with minor renovations, the home features:

- * Lounge room with direct access to the front balcony, separate dining area
- * Original kitchen with adjoining laundry space
- * Three bedrooms, main with built in robe
- * Modern, family bathroom with separate toilet
- * Separate, sunroom patio
- * Fully fenced and sundrenched backyard
- * Single garage with storage space, side access to the backyard



For Sale

Auction - Guide \$700,000

View

ljhooker.com.au/2AYDF62

Contact

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Positioned for ultimate convenience, this property is close to the great schools and bus stop. Also being a short drive to local train stations, Wyoming shopping village, medical facilities, Gosford CBD and waterfront. Those needing to commute will appreciate the close proximity to the M1 Motorway with easy access to Sydney and Newcastle.

For more information contact Nicholas Cusick, 0419 436 679.

Council Rates: \$1,619.51pa approx.

Water Rates: \$865.28pa approx. + usage

More About this Property

Property ID	2AYDF62
Property Type	House
Land Area	550 m ²

Nicholas Cusick 0419 436 679

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Brioney Messina 0414 257 178

Property Consultant | bmessina.gosford@ljhooker.com.au

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137 Mann Street, GOSFORD NSW 2250

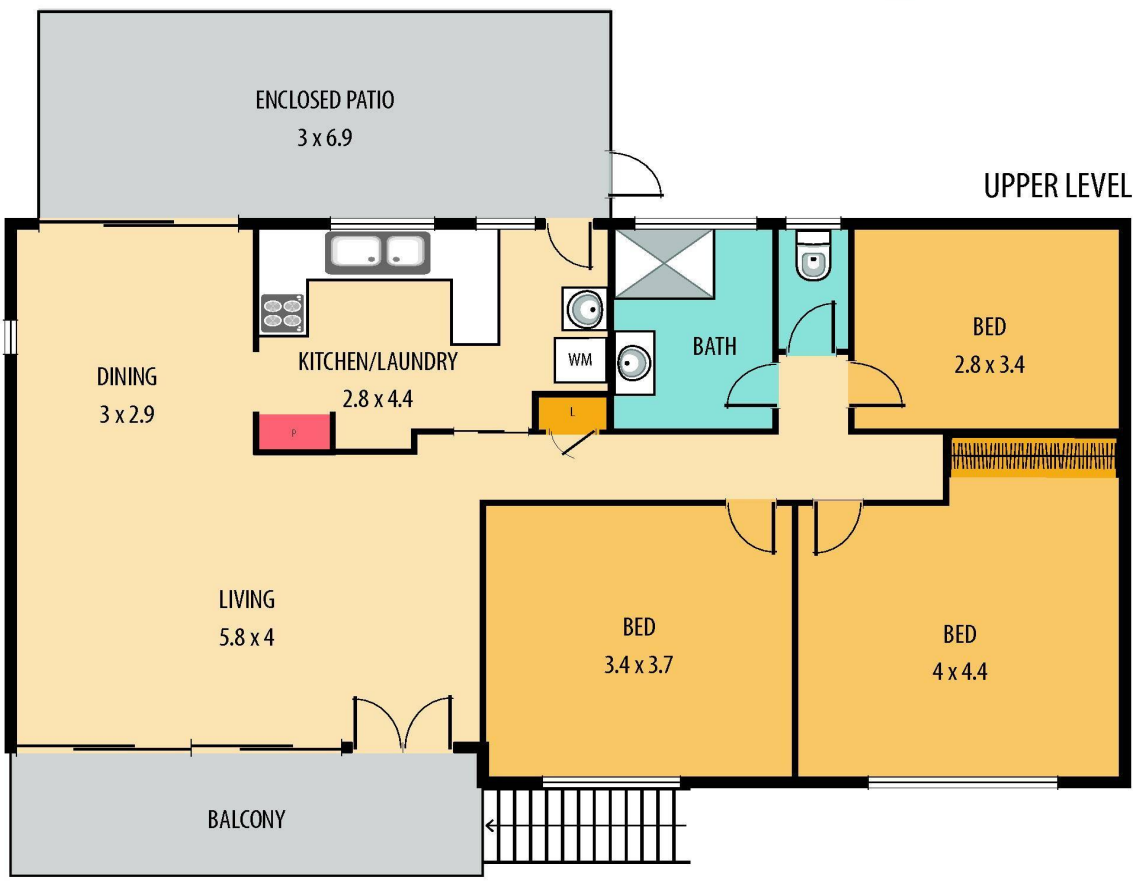
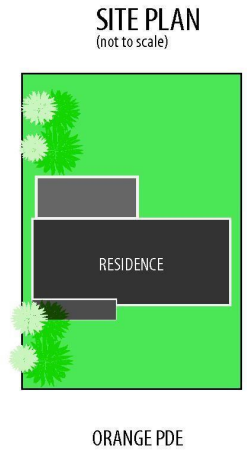
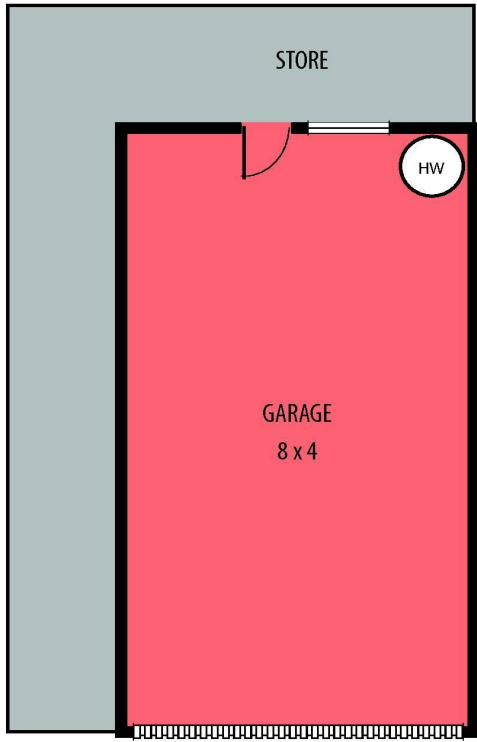
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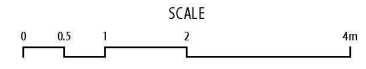
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39 ORANGE PDE, WYOMING



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